

**Report of the Built Environment Programme Manager**

**Report to the Head of Service, Learning Systems**

**Date: 24<sup>th</sup> April 2015**

**Subject: Design & Cost Report – Authority to Spend & Funding  
Release Report for Green Lane Primary Academy Expansion Works  
scheme**



**Capital Scheme Number: 32299/000/000**

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Garforth and Swillington	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

**Summary of main issues**

1. The purpose of this report is to incur capital expenditure of £101,886 from capital scheme number 32299/000/000 as a contribution towards expansion works being self-delivered by the Academy, the need for which arises from increased pupil numbers attending the school following the recent construction of housing on the Garforth Cliff development.
2. The S106 agreement for the Garforth Cliff development includes a Primary Education Contribution of £201,117 (indexed linked to £203,772 as at the date the contribution was made) to be paid to the Council by the developer as a contribution towards the capital cost of provision of and/or improvements to facilities at Kippax Junior and Infant School and Green Lane Primary Academy, required to provide additional pupil places resulting from the new housing.
3. The Academy has undertaken a scheme to provide additional accommodation which has enabled them to increase their Pupil Admission Number to 60. Following consultation with Local Ward members, it has been agreed that 50% of the Primary Education Contribution should be released by the Council as a contribution towards the works. The funding needs to be injected into the Capital Programme, and Authority to Spend approval sought to facilitate payment of the S106 funds to the Academy.

## **Recommendations**

The Head of Service – Learning Systems, is requested to:

1. Authorise expenditure of £101,886 from Capital Scheme Number 32299/000/000 as a contribution towards expansion works being self-delivered by Garforth Green Lane Academy.

## **1.0 Purpose of this Report**

1.1 The purpose of this report is to:

- Provide background information and detail to the Head of Service – Learning Systems, pertaining to the use of the s106 Primary Education Contribution arising from the Garforth Cliff housing development, Planning Application ref: 11/03814/FU.
- Incur capital expenditure of £101,886 from capital scheme number 32299/000/000 as a contribution towards expansion works being self-delivered by the Academy, the need for which arises from increased pupil numbers attending the school following the recent construction of housing on the Garforth Cliff development.

## **2.0 Background information**

2.1 The S106 agreement for the Garforth Cliff housing development includes a Primary Education Contribution of £201,117 to be paid to the Council by the developer as a contribution towards the capital cost of provision of and/or improvements to facilities at Kippax Junior and Infant School and Green Lane Primary Academy, required to provide additional pupil places resulting from the new housing.

2.2 The School Partnership Trust (SPTA) have applied for a release of part of the s106 contribution in relation to Green Lane Primary Academy which forms part of their Multi-Academy Trust, to part cover the costs of a capital scheme that has been undertaken to facilitate an increase in their PAN to 60.

2.3 Local Ward Members collectively supported the use of the s106 contribution towards the works being proposed by SPTA. Internal discussions also took place, and it was decided that the most equitable way to allocate the Primary Contribution would be to split it equally between the two named primary schools. The decision for Children's Services to support the release of 50% of the s106 contribution to Green Lane Primary Academy was ratified at the Good Learning Places Board meeting held on 11<sup>th</sup> March 2015.

2.4 On 24<sup>th</sup> March 2015, Children's Services formally applied to Planning Services for the transfer of 50% of the Primary Education Contribution into the Children's Services budget, for use as a contribution to support the works being undertaken at Green Lane Primary Academy. A DDN approving the transfer was signed by the Chief Planning Officer on 8<sup>th</sup> April 2015.

## **3.0 Main Issues**

### **3.1 Design Proposals and Full Scheme Description**

The expansion works that have been self-delivered by SPTA at Green Lane Primary Academy constitutes the following elements:

- Construction of five single storey extensions to provide three additional classrooms and an increased entrance hall and office.
- Internal remodelling to increase the sizes of a number of teaching spaces.
- Remodelling of the existing car park to provide nine additional car parking spaces (including one additional disabled parking space).

3.2 Although the Authority has not proposed this expansion, the development of seventy large family houses on the Garforth Cliff development has created pressure on near capacity schools in the area, and therefore the expansion is deemed to be required.

3.3 All funding being released to SPTA under this DCR has been specifically ringfenced for use at Green Lane Primary Academy through the s106 Primary Education Contribution and therefore cannot be used for any other purpose.

#### **4.0 Programme**

4.1 The works have already been undertaken by the Academy.

4.2 Planning Permission was granted on 8<sup>th</sup> July 2014, ref: 13/02721.

#### **5.0 Corporate Considerations**

##### **5.1 Consultation and Engagement**

5.1.1 The proposed scheme and associated works have been the subject of consultation between Children's Services and Planning Officers, representatives of The School Partnership Trust and Local Ward Members. .

5.1.2 Good Learning Places Board formally supported the release of 50% of the s106 Primary Contribution to Green Lane Primary Academy in March 2015.

5.1.3 A Planning Application was approved in July 2014.

##### **5.2 Equality and Diversity / Cohesion and Integration**

5.2.1 The recommendation within this report does not have any direct nor specific impact on any of the groups falling under equality legislation and the need to eliminate discrimination and promote equality.

##### **5.3 Council policies and City Priorities**

5.3.1 This scheme has the full support of senior officers within the Council and Local Ward Members.

##### **5.4 Resources and value for money**

5.4.1 All funding being released to SPTA under this DCR has been specifically ringfenced for use at Green Lane Primary Academy through the s106 Primary Education Contribution and therefore cannot be used for any other purpose. No Basic Need funding has been provided in connection with this scheme.

5.4.2 The expansion and remodelling scheme at the Academy cost in excess of £250,000. No Basic Need funding has been provided in connection with this scheme and no officer resources are required.

##### **5.4.3 Capital Funding & Cash Flow**

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2014 £000's				
			2015/16 £000's	2016/17 £000's	2017/18 £000's	2018 on £000's
LAND (1)	0.0					
CONSTRUCTION (3)	0.0					
FURN & EQPT (5)	0.0					
DESIGN FEES (6)	0.0					
OTHER COSTS (7)	0.0					
<b>TOTALS</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2014 £000's				
			2015/16 £000's	2016/17 £000's	2017/18 £000's	2018 on £000's
LAND (1)	0.0		0.0			
CONSTRUCTION (3)	101.9		101.9			
FURN & EQPT (5)	0.0		0.0			
DESIGN FEES (6)	0.0		0.0			
OTHER COSTS (7)	0.0		0.0			
<b>TOTALS</b>	<b>101.9</b>	<b>0.0</b>	<b>101.9</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2014 £000's				
			2015/16 £000's	2016/17 £000's	2017/18 £000's	2018 on £000's
S106	0.0		0.0			
	101.9		101.9			
	0.0		0.0			
<b>Total Funding</b>	<b>101.9</b>		<b>101.9</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
<b>Balance / Shortfall =</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

**Parent scheme number:** 32299/000/000

**Title:** Garforth Green Lane Academy: S106 Works

Capital scheme costs will be fully financed from Section 106 Developer Contributions which have been paid to the City Council.

## 5.5 Revenue Effects

- 5.5.1 Under local management arrangements, Green Lane Primary Academy is responsible for meeting all revenue costs. Any additional revenue costs arising from this project will be managed within the Academy's existing financial resources.

## 5.6 Legal Implications, Access to Information and Call- In

- 5.6.1 The recommendations of this report will be classified as a 'Significant Operation Decision' and will not be subject to call in.
- 5.6.2 There are no implications for Council Policy and Governance and no part of this report has been marked as confidential under Access to Information Procedure Rules.
- 5.6.3 The decision maker's authority to take the decision is outlined in the City Council Constitution, within the Officer Delegation Scheme Executive Function – General Delegations to Officers paragraph 2a.

## 5.7 Risk Management

- 5.7.1 There are no specific risks on the basis that the Academy has already delivered the project and the funding has been provided under the terms of a Section 106 agreement.

## **6.0 Conclusions**

- 6.1 The S106 agreement for the Garforth Cliff development includes a Primary Education Contribution of £201,117 (indexed linked to £203,772 as at the date the contribution was made) to be paid to the Council by the developer as a contribution towards the capital cost of provision of and/or improvements to facilities at Kippax Junior and Infant School and Green Lane Primary Academy.
- 6.2 The School Partnership Trust (SPTA) have applied for a release of part of the s106 contribution in relation to Green Lane Primary Academy which forms part of their Multi-Academy Trust, to part cover the costs of a capital scheme that has been undertaken to facilitate an increase in their PAN to 60.
- 6.3 Consent has been sought to release 50% of the funding as a contribution towards the scheme being undertaken by the Academy and this report is purely formalising the release of the funding.

## **7.0 Recommendations**

- 7.1 The Head of Service – Learning Systems, is requested to:
  - 7.1.1 Authorise expenditure of £101,886 from Capital Scheme Number 32299/000/000 as a contribution towards expansion works being self-delivered by Garforth Green Lane Academy.

## **8.0 Background documents<sup>1</sup>**

- 8.1 None.

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<sup>1</sup> The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.